133.0	0008	0011.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 833,600 / 833,600
					USE VALUE: 833,600 / 833,600
					ASSESSED: 833,600 / 833,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NERCESSIAN SOSSY
Owner 2:	
Owner 3:	
Street 1:	58 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NERCESSIAN HAGOP JACK--ETAL -
Owner 2:	NERCESSIAN SOSSY -
Street 1:	58 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,930 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Aluminum Exterior and 1615 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8930.000	213,600	900	619,100	833,600
Total Card	0.205	213,600	900	619,100	833,600
Total Parcel	0.205	213,600	900	619,100	833,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.29 | /Parcel: 516.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 85945

GIS Ref

GIS Ref

Insp Date 02/26/19

!10415!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,600	900	8,930.	619,100	833,600	833,600	Year End Roll	12/18/2019
2019	101	FV	202,800	900	8,930.	653,500	857,200	857,200	Year End Roll	1/3/2019
2018	101	FV	202,800	900	8,930.	481,500	685,200	685,200	Year End Roll	12/20/2017
2017	101	FV	202,800	900	8,930.	460,900	664,600	664,600	Year End Roll	1/3/2017
2016	101	FV	202,800	900	8,930.	426,500	630,200	630,200	Year End	1/4/2016
2015	101	FV	201,800	900	8,930.	357,700	560,400	560,400	Year End Roll	12/11/2014
2014	101	FV	201,800	900	8,930.	349,500	552,200	552,200	Year End Roll	12/16/2013
2013	101	FV	201,800	900	8,930.	332,900	535,600	535,600		12/13/2012

PRINT

Date	Time
12/11/20	00:43:13

LAST REV

Date	Time
04/03/19	11:24:40

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10415

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NERCESSIAN HAGO	1448-134		2/7/2014	Convenience	100	No	No		
	980-118		2/1/1984		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2009	1167	Re-Roof	8,000					
4/15/2009	233	New Wind	15,375					
1/12/2009	26	Manual	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2019	Meas/Inspect	DGM	D Mann
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
8/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85945
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8930		Sq. Ft.	Site		0	90.	0.77	10									619,114						619,100	

Total AC/HA: 0.20500 | Total SF/SM: 8930 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 619,114 | Spl Credit | Total: 619,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01052701
Adj $ / SQ:	129.600
Other Features:	90867
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309536
Depreciation:	95956
Depreciated Total:	213580

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0	BRs:	0	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.60
Special Features:	0	Val/Su Net:	85.99
Final Total:	213600	Val/Su SzAd	171.98

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,242	46.460	57,705
FFL	First Floor	1,242	129.600	160,963

Net Sketched Area:	2,484		Total:	218,668	
Size Ad	1242	Gross Are	2484	FinArea	1615

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0008-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	300	A	AV	2000	3.50	T	15.2	101			900			900
2	Frame Shed	D	Y	1	8X10	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900